

Public Comments
Joint Study Session – Housing Element
Written Comments Received After 12pm on 09/25/2023



September 25, 2023
Joint Study Session

From: Samuel Casillas [REDACTED]
Sent: Monday, September 25, 2023 7:40 PM
To: Public Comment
Subject: Item 1.) 9/25/23 Joint study session of City Council and Planning Commission for 2023-2031 Housing Element
Attachments: Housing Element comments for joint meeting 9 25 2023.docx

[CAUTION: External Email]

Hello,
Please enter my public comment for the joint session to discuss the Housing Element.

Thank you,
Sam Casillas

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Housing Element comments for Pacifica

The current housing element is not acceptable due to the fact that there is actually no approved general plan as the LCLUP has not been approved by the California Coastal Commission, the proposed EIR format will be inadequate as it is not properly outlining how hazards, traffic mitigation and water issues will not be properly addressed and therefore violate CEQA. We also need to consider economic sustainability for the city itself.

On the economic sustainability question the SeaBowl site #36 is particularly problematic. In order to accommodate 200+ housing units here it is being discussed that the SeaBowl venue would have to be demolished and thus eliminating Pacifica's only family friendly tax revenue generating venue. Does it make sense to eliminate tax revenue generating businesses? Remember that this site would need to be rezoned in order to allow housing so the city can dictate to a developer that housing needs to be built around the SeaBowl so that we can preserve some of our sales tax revenue base.

We need to honestly discuss what the impact of taking this venue out of our tax base to put up more non-revenue generating housing that will only cost us more economic hardship as any well executed Cost of Service Study (COS) will point out.

This committee should be studying and recommending how to keep venues that generate tax revenue for the city and not eliminating them. The SeaBowl site is a prime example of whether we have thoughtful city leadership that is serious about building a sustainable economy or just acquiescing to real estate lobbying interests.

I realize that economic sustainability is not a legal challenge to this housing element but the fact that we will need a well vetting EIR that considers traffic mitigation, wastewater treatment plant expansion, hazard areas including fire, landslides ESHA flooding and drinking water availability are issues that will take this plan down.

Thank you,

Sam Casillas

From: Mickey Mouse [REDACTED]
Sent: Monday, September 25, 2023 9:49 PM
To: Public Comment
Subject: Fwd: For September 25th 2023 meeting.

[CAUTION: External Email]

To: [REDACTED]

Begin

To: publiccomment@pacificca.gov
Subject: For September 25th 2023 meeting.

For todays meeting:
SPECIAL MEETING for
JOINT STUDY SESSION CITY COUNCIL AND PLANNING COMMISSION

It would be reckless to assume building housing at the Oceana High School. Many if not all residence in the Oceana High School area see this area as neighborhood courtyard. People from other surrounding neighborhoods come as well to use the field Site#21 as recreation on a daily basis. Please look elsewhere for land to develop.

One such piece of property that I can recommend is just south of WestPort Dr. and North of Mori RidgeTrail off Hwy 1 (North Bound)on the east side (of HWY 1), this property is just as big as the Oceana High School. Why not try and obtain that property?

Furthermore, we are unfairly represented (us people near Oceana High School) because we are a few. Do any city council people or planners live in the valley where Oceana High is located? I doubt it. If they did, they wouldn't want this neighborhood to be destroyed by senseless overdevelopment of this neighborhood.

Pacifican Resident
Rocky Rome

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